

## CITY OF SAN BRUNO

## COMMUNITY DEVELOPMENT DEPARTMENT



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**STAFF**

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 Mark Sullivan, AICP, *Housing and Redevelopment Manager*  
 Aaron Akin, AICP, *Planning Manager*  
 Beilin Yu, *Associate Planner*  
 Tony Rozzi, *Assistant Planner*  
 Lisa Costa Sanders, *Contract Planner*  
 Pamela Thompson, *City Attorney*

**PLANNING COMMISSION**

Sujendra Mishra, *Chair*  
 Rick Biasotti, *Vice-Chair*  
 Mary Lou Johnson  
 Bob Marshall, Jr.  
 Perry Petersen  
 Kevin Chase  
 Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE MEETING**

TO: Rick Biasotti  
 Joe Sammut  
 Kevin Chase  
 Bob Marshall (Alt.) ] Architectural Review Committee

FROM: Tambri Heyden, Community Development Director

The Architectural Review Committee will meet **Thursday, June 29, 2006, at 6:00 P.M. in Conference Room 101 at 567 El Camino Real, San Bruno, CA.** Applicants, designers, developers, and property owners are invited to attend. Please wait in the lobby until your case is called. The following items will be discussed:

\* – A complete staff report will be prepared for this item when it goes before the Planning Commission for review.

1.	<b>100 Skycrest Center (AR-06-02)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> C-N (Neighborhood Commercial)	Request for an Architectural Review Permit for a new façade and signage at the Lunardi's Market at 100 Skycrest Center per Chapter 12.108 of the San Bruno Zoning Ordinance. Sutti Associates (Applicant) and Willow Green Associates (Owner). <b>(AR-06-002)</b>
2.	<b>*21 Tanforan Avenue (UP-06-05; MM-06-07)</b>  <b><u>Environmental Determination:</u></b> Categorical Exemption  <b><u>Zoning:</u></b> R-1 (Single Family Residential)	Request for a Use Permit and Minor Modification to allow the construction of an addition which increases the gross floor area by more than 50% and encroaches into the required side yard setbacks per Section 12.200.030.B.1 and 12.120.010.B of the San Bruno Zoning Ordinance. Sazad Ali (Owner/Applicant) <b>UP-06-05; MM-06-07</b>
3.	<b>*405 Cherry Avenue (UP-06-07)</b>  <b><u>Environmental Determination:</u></b>	Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% and proposes a floor area greater than 1,825 square

	<p>Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>feet while only providing a one-car garage per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Alma and Jeramie Perez (Owners); Dale Meyer (Applicant) <b>UP-06-07</b></p>
4.	<p><b>*2246 Kingston Avenue (UP-06-11, MM-06-04)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit and a Minor Modification to allow the construction of an addition which exceeds the 44% lot coverage guideline and encroaches into the required side yard setbacks per Section 12.200.030.B.3 and 12.120.010.B of the San Bruno Zoning Ordinance. Michael and Louise Lagarrigue (Owners/Applicant) <b>UP-06-11, MM-06-04</b></p>
5.	<p><b>*649 6<sup>th</sup> Avenue (UP-06-18)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Rafael Gutierrez (Owner/Applicant) <b>UP-06-18</b></p>

***Note:** If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.*



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**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 2  
June 29, 2006**

**PROJECT LOCATION**

1. Address: 21 Tanforan Avenue
2. Assessor's Parcel No: 014-263-310
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential
5. Property is located in the San Bruno Redevelopment Area

**EXHIBITS**

- A:** Site Location  
**B:** Site Plan, Floor Plans, and Elevations  
**C:** Photos

**REQUEST**

Request for a Use Permit and Minor Modification to allow the construction of an addition which increases the gross floor area by more than 50% and encroaches into the required side yard setbacks per Section 12.200.030.B.1 and 12.120.010.B of the San Bruno Zoning Ordinance. Sazad Ali (Owner/Applicant) **UP-06-05; MM-06-07**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-05 and minor Modification 06-07 to the Planning Commission with a positive recommendation, subject to the suggested revisions.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the south side of Tanforan Avenue, east of Huntington Avenue East and west of Herman Street, in the San Bruno Park 5<sup>th</sup> Addition Subdivision. This is a rectangular-shaped lot with a total lot size of 5,000 square feet (standard lot size).

The existing residence is 1,108 square feet in size, including 2 bedrooms and 1 bathroom with an attached one-car garage (252 square feet). The living area is 742 square feet, the laundry room behind

the garage is 114 square feet, and the garage is 252 square feet.

### **SURROUNDING LAND USES**

North: City of South San Francisco

South: Pacific Avenue - R-1 Zone, single-family residences

East: Huntington Avenue East - R-1 and U Zones, single family residences and Caltrain right-of-way

West: Herman Street - R-1 and M-1 Zones, single-family residences and light industrial

### **PROJECT INFORMATION**

The proposed project includes a 968 square foot one-story addition located to the rear of the existing residence. Specifically, the applicant is proposing to add a family room, three bedrooms and one bathroom. The applicant is also proposing to convert 53 square feet of the existing laundry room into a bathroom.

If approved and constructed, this would be a 5-bedroom and 3-bathroom residence, with a total living area of 1,824 square feet; 1 square foot less than the 1,825 square foot guideline to require a two-car garage.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	5,000	Same
Lot Coverage		Max. 2,200	1,128	2,121
Lot Coverage %		44%	22.6%	42.4%
Gross Floor Area		Max. 2,750	1,108	2,076
Floor Area Ratio		0.55	0.22	0.42
Building Setbacks	Front	Min. 15'	15'-0"	15'-0"
	Rear	Min. 10'	49'-8"	32'-5"
	East Side	Min. 5'	3'-6"	3'-6"
	West Side	Min. 5'	4'-4"	4'-4"
Building Height		Max. 28'	16'-2"	16'-2"
Covered Parking		1 covered space	1 covered space	1 covered space

### **Square Footage Breakdown:**

	Residence	Garage	Total
Existing	856	252	1,108
Proposed	968	-	968
Total	1,824	252	2,076

### **ANALYSIS AND RECOMMENDATION:**

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50% and approval of a Minor modification to extend the addition up to the existing non-conforming side yard setbacks. Section 12.200.030(B) of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent."

Additionally, Section 12.120.010.A states the Planning Commission may authorize a Minor Modification for projects failing to meet the minimum side setback requirements by not more than two feet. The applicant is proposing a 968 square foot addition to a 1,108 square foot residence, an 87% expansion. The addition is proposing to continue a 3'-6" east side yard setback and a 4'-4" west side yard setback, failing to meet the required 5'-0" side yard setbacks by not more than 2'-0".

#### Use Permit

Pursuant to the City's Zoning Code, the Planning Commission shall grant a Use Permit only if it makes a finding that the establishment, maintenance or operation of the use applied for meet the following criteria: (required finding in **bold** followed by staff's analysis).

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the conditions that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition is proposed to be a single addition, and therefore would not tower over the adjacent residences. The addition includes one additional window on the west elevation, under a proposed porch, providing sufficient privacy to the adjacent neighbors and ensuring that the addition is not detrimental to the comfort of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The addition is proposed at the rear of the existing residence, with finished materials matching the existing finished materials and a roof design consisting of gable roofs, architectural elements, which will help blend the addition into the existing home. The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance with all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

- 3. The proposed development will be consistent with the general plan.**

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The addition will be aesthetically sensitive to the surrounding environment since the addition respects the character of the neighborhood and the finished materials and architectural features will be complementary to the existing character of the neighborhood, as stated above in Finding #2. Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods."

The general plan designates the property as single-family residential and the proposed addition to the structure is consistent with the residential general plan designation.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The addition will not unreasonable restrict or interfere with light and air on the properties in the neighborhood since the addition will remain a single story and the addition will extend only approximately 26' further back into the rear yard, still maintaining a large 32' deep rear yard. The proposed structure will be consistent with the scale of the neighborhood in that the proposed structure will comply with the lot coverage and floor area ratio guidelines, and the front façade of the proposed structure will not be altered, and therefore still consistent with the scale and design of the neighborhood.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The general appearance of the proposed structure will be in keeping with the character of the adjacent residences and neighborhood. The applicant is proposing to finish the addition with stucco, matching the existing finished material. The roof material is proposed to be composition shingle, the same roof material as the existing home. The general appearance of the existing home is in keeping with the character of the neighborhood in that the finished materials are complementary to the finished materials found on the adjacent residences. Furthermore, the addition is proposed at the rear of the existing residence and not visible from the street, therefore not detrimental to the orderly and harmonious development of the city.

- 6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains an attached one-car garage and the proposal does not call for an expansion of the garage facilities. Because the total living area (excluding the garage) is 1,824 square feet and the application does not exceed the City's 1,825 square foot parking guideline for expanded off-street parking facilities *and because* the existing home already provides one garage space as well as adequate storage space, staff supports this proposal.

#### Minor Modification

Pursuant to the City's Zoning Code, the minimum required side yard setback is 5'-0" unless a Minor Modification can be approved to allow a setback reduction of not more than 2'-0" of the side yard setback.

The Minor Modification shall only be approved if the Planning Commission can make the following two required findings: (required finding in **bold** followed by staff's analysis)

- 1. The General appearance of the proposed building or structure; or modification thereof is in**

### **keeping with the character of the neighborhood**

The applicant is proposing to construct the addition to the rear of the existing residence where it will not be visible from the street. Furthermore, since the addition will remain a single story addition, the appearance of the structure will be in keeping with the character of the neighborhood, which contains residences with similar side setbacks as the ones proposed. Therefore, staff finds that the granting of the minor modification will not alter the general appearance of the residence and it will be in keeping with the character of the neighborhood.

### **2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.**

The addition is designed with a gable roof parallel to the neighbor adjacent to the left (west) and a gable roof perpendicular to the adjacent neighbor to the right (east). The roof is to be at the same height as the existing structure with only one additional window and one sliding glass door on the west side elevation and no additional windows or doors on the east side elevation. The proposed structure will remain a single story, therefore not creating significant shadow on the adjacent property. These architectural design considerations reduce the potential impact of the addition to the adjacent neighbor and provide for the maximum privacy and enjoyment of their property. As such, staff finds that the reduced setback will not be detrimental to the adjacent property.

The addition is designed well and will have a positive impact from all elevations. Based on the discussion above, staff supports the approval of the minor modification to allow the reduced side yard setbacks, in lieu of the 5'-0" side yard setback, based on a determination that it will not be detrimental to the adjacent real property, and will be in keeping with the character of the neighborhood.

### **Recommendation:**

- Staff recommends that the applicant modify the roof over the garage to a hip roof parallel to the street, so the roof is more consistent with the other hip roofs proposed.

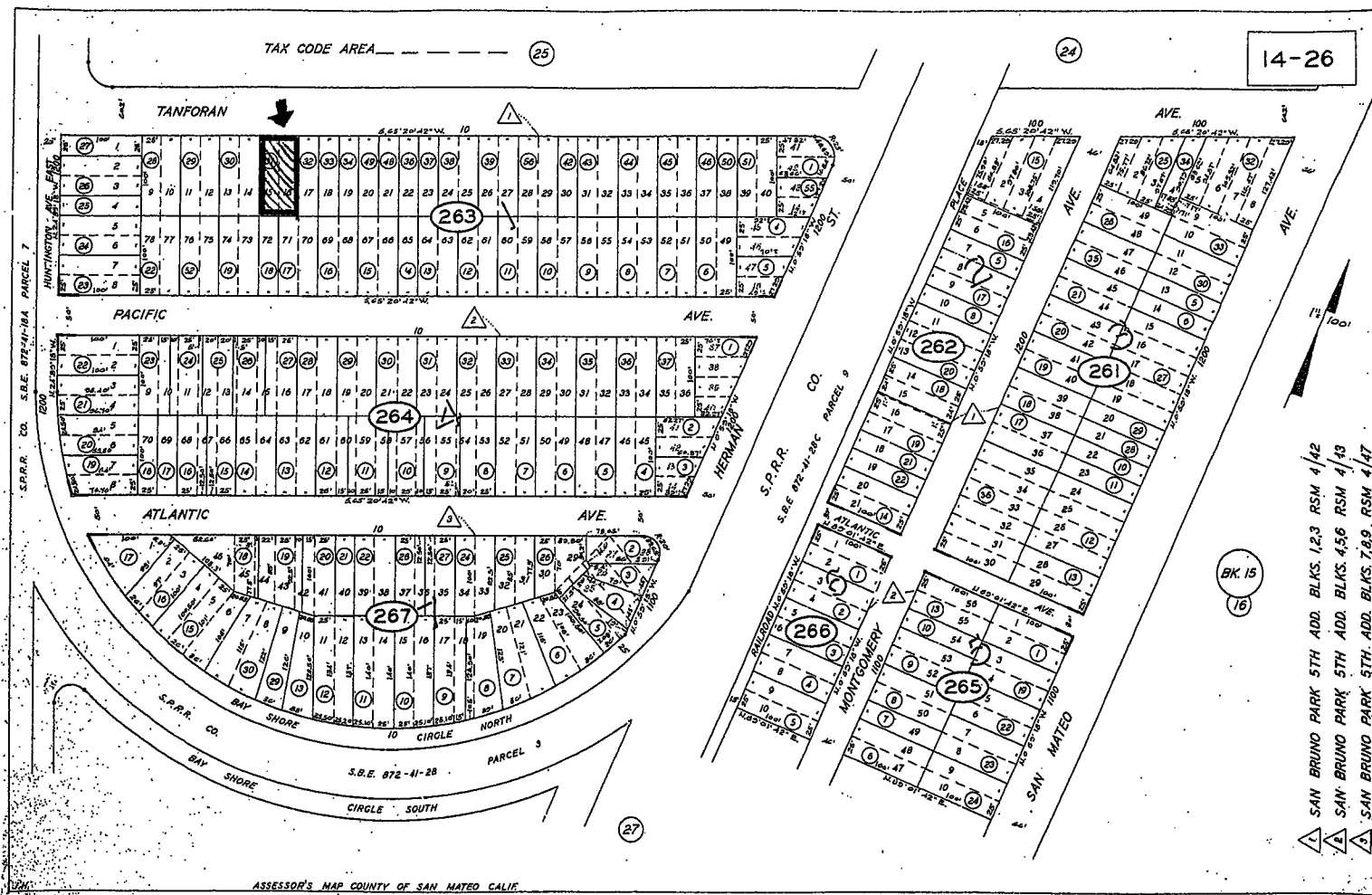
### **FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains a larger setback than the minimum required by code.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion has provided an attached one-car garage which complies with applicable off-street parking standards of the zoning ordinance.
7. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood through similar materials and will be to the rear of the property which will be out of sight from the street of access.
8. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property as the addition will still meet minimum setback requirements on the sides of the property.

Submitted on 6/26/06 by:

Beilin Yu  
Associate Planner



**21 Tanforan Avenue**  
**014-263-310**  
**UP-06-05; MM-06-07**



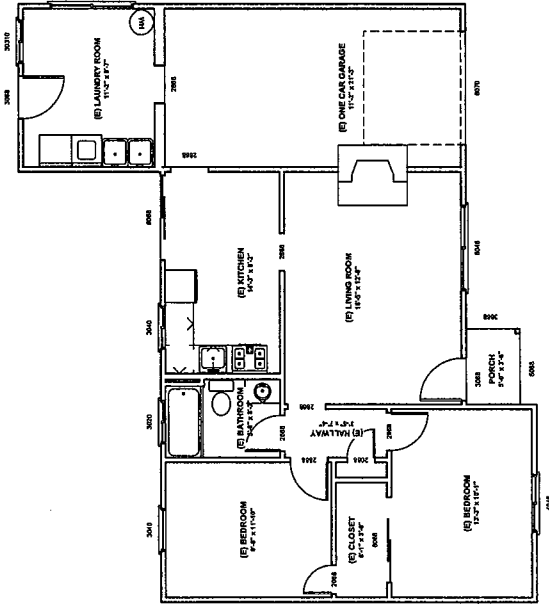
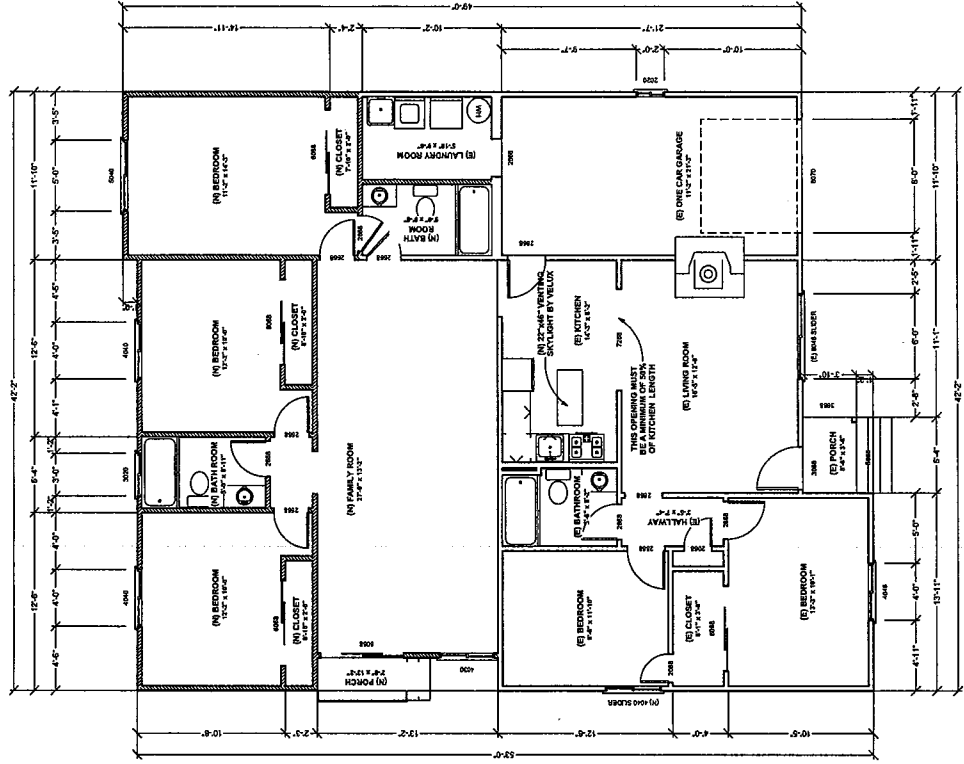


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THE ALI RESIDENCE  
21 TANFORAN AVENUE  
SAN BRUNO CA 94066  
APN 014-263-310

DATE	DEC. 23, 2005
REVISION	APR. 26, 2006
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PAGE A-2  
OF 3



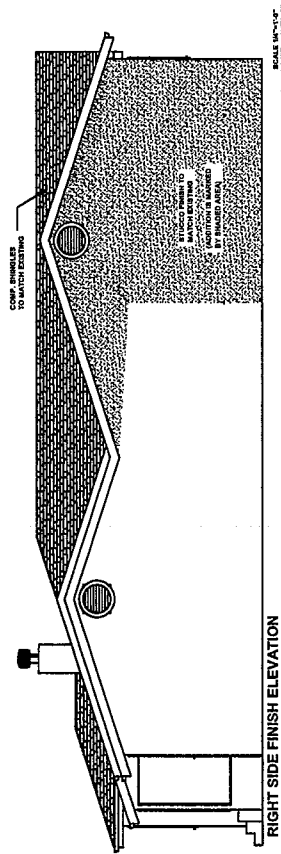


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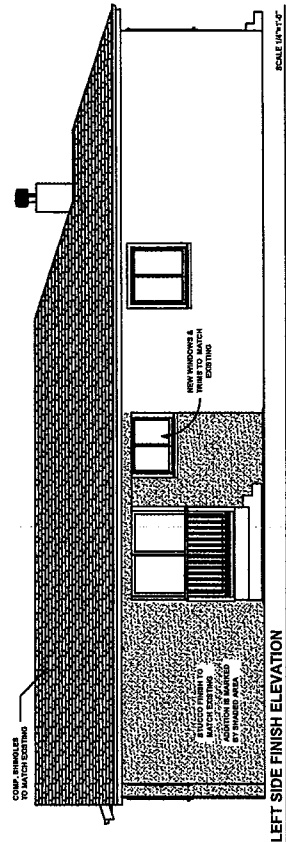
THE ALI RESIDENCE  
21 TANFORAN AVENUE  
SAN BRUNO CA. 94066  
APN 014-263-310

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REVISION: APRIL 21, 2005  
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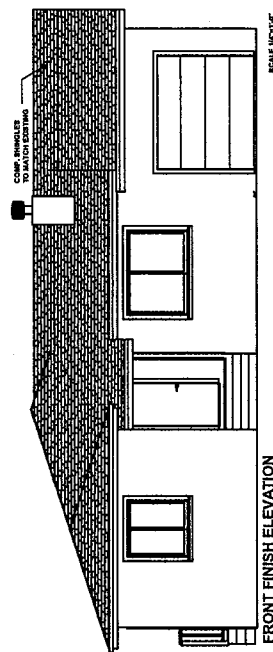
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OF 3



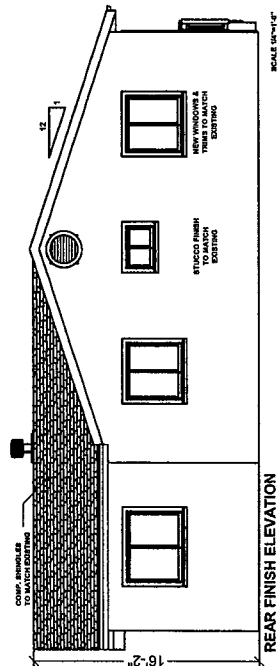
RIGHT SIDE FINISH ELEVATION



LEFT SIDE FINISH ELEVATION

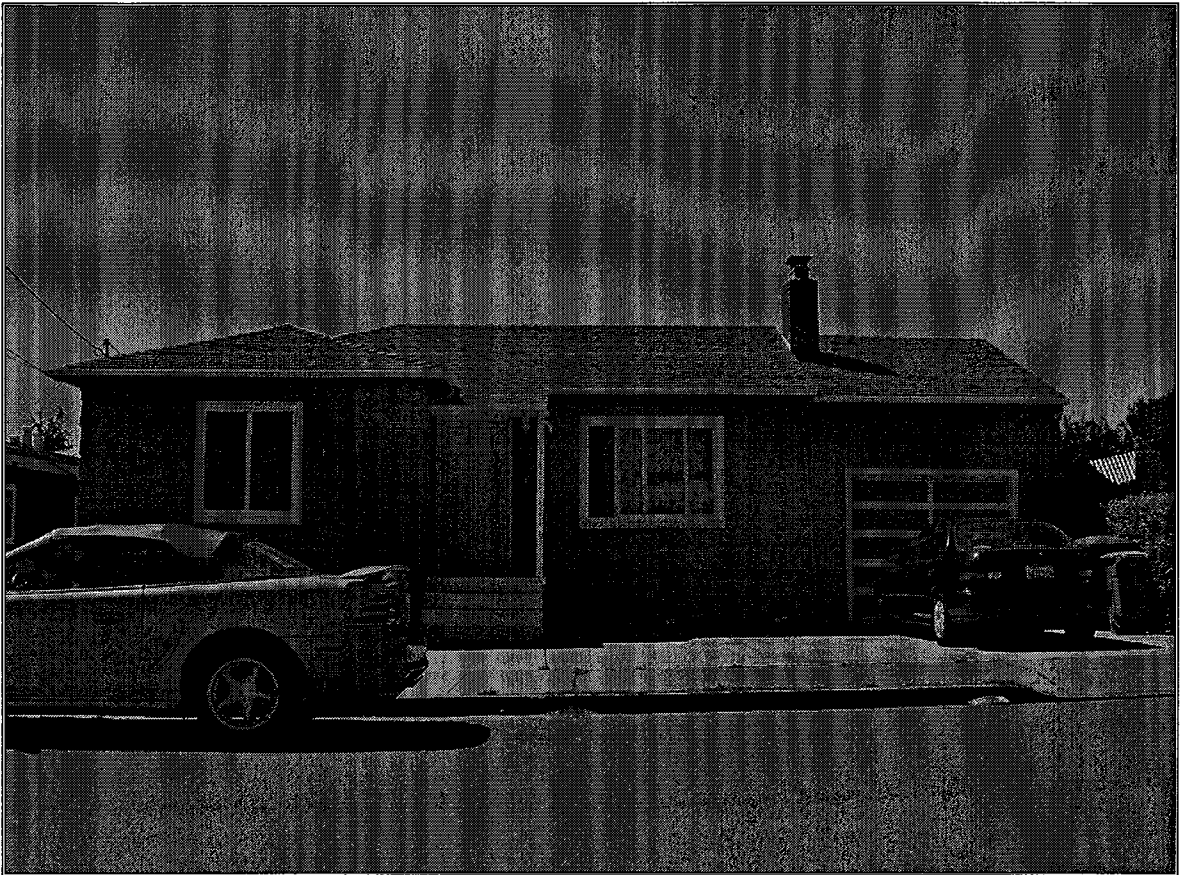


FRONT FINISH ELEVATION

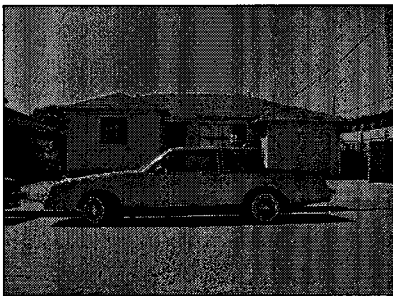


REAR FINISH ELEVATION

EXHIBIT C: Photos



Subject Residence – 21 Tanforan Avenue (020-263-310)



15 Tanforan Avenue (020-263-290)



17 Tanforan Avenue (020-263-300)



25 Tanforan Avenue (020-263-320)



27 Tanforan Avenue (020-263-330)



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**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 3  
June 29, 2006**

**PROJECT LOCATION**

1. Address: 405 Cherry Avenue
2. Assessor's Parcel No: 020-262-230
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A:** Site Location  
**B:** Site Plan, Floor Plans, and Elevations  
**C:** Photos

**REQUEST**

Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% and proposes a floor area greater than 1,825 square feet while only providing a one-car garage per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Alma and Jeramie Perez (Owners); Dale Meyer (Applicant) **UP-06-07**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-07 to the Planning Commission with a positive recommendation, subject to the suggested revisions.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the west side of Cherry Avenue, south of Jenevein Avenue and north of Niles Avenue, in the First Addition to Huntington Park Subdivision. This is a rectangular-shaped, substandard lot with a total lot size of 4,000 square feet. The typical parcels are 5,000 square feet in size.

The existing residence is 1,144 square feet in size, including 2 bedrooms and 1 bathroom with an attached one-car garage. The living area is 879 square feet and the garage is 265 square feet.

## **SURROUNDING LAND USES**

North: Jenevein Avenue - R-1 Zone, single-family residences  
 South: Niles Avenue - R-1 Zone, single-family residences  
 East: Chestnut Avenue - R-1 Zone, single-family residences  
 West: Maple Avenue - R-1 Zone, single-family residences

## **PROJECT INFORMATION**

The proposed project includes first and second story additions to the existing single story residence. The first story addition is proposed to be 142 square feet and located at the east side of the existing residence. The applicant is also proposing to remove 111 square feet at the rear of the existing first story's footprint, for a net increase of 31 square feet to the first story's footprint. The second story addition is proposed to be approximately 1,059 square feet and located above the footprint of the proposed residence. The total addition is 1,090 square feet.

On the first story, the applicant is proposing a major interior remodel. Most of the existing walls are proposed to be demolished with the exception of the garage walls, the front wall and the west side exterior wall. The new first floor will accommodate a living room, dining room, powder room, kitchen, and family room. The new second floor will accommodate two bedrooms, one bathroom, and office and a master suite. If approved and constructed this would be a 3-bedroom, 2 ½ -bathroom home.

The proposal also includes a 111 square foot balcony at the rear of the second story addition, and a new 61 square foot front porch, both of which are counted as lot coverage.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	4,000	Same
Adjustment factor		1.0	1.08	Same
Adjusted Lot Area		5,000	4,320	Same
Lot Coverage *		Max. 1,900	1,352	1,535
Lot Coverage %		44%	31%	35%
Gross Floor Area *		Max. 2,376	1,144	2,234
Floor Area Ratio		0.55	0.26	0.52
Building Setbacks	Front	Min. 15'	11'-6"	11'-6"
	Rear	Min. 10'	39'-6"	44'-0"
	North Side	Min. 4'	5'	5'
	South Side	Min. 4'	6'-3"	6'-3"
Building Height		Max. 28'	11'-10"	27'-7"
Covered Parking		2 covered spaces	1 covered space	1 covered space

Notes: Lot coverage and floor area calculations are based on the adjusted lot area (4,050 square feet)

On any substandard lot which qualifies as a building site, the width of each side yard may be reduced to ten percent (10%) of the width of such parcel, but in no case less than 3 feet.

### Square Footage Breakdown:

	First Floor	Second Floor	Garage	Total
Existing	879	-	265	1,144
Proposed	31	1,059	-	1,090
Total	910	1,059	265	2,234

### ANALYSIS AND RECOMMENDATION:

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50% and which results in a gross floor area greater than 1,825 square feet while only providing a one-car garage. Section 12.200.030.B.1 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." The applicant is proposing a 1,090 square foot addition to a 1,144 square foot residence; a 95% expansion. Section 12.200.080.A.2 states that "if there is only one covered off-street parking space per unit existing or proposed, then any expansion that would result in the gross floor area exceeding one thousand eight hundred twenty-five square feet, excluding garage area, will require a Conditional Use Permit." The resulting gross floor area, excluding garage area will be 1,969 square feet; 144 square feet larger than the guideline to require a two-car off street parking.

Architecturally, the applicant is proposing a two-story traditional style home, with stucco finish and composition shingle roofing. A front porch with wooden railing is also proposed. Staff supports this design because the design is similar to other traditional style homes and complements the other ranch style homes found in the immediate neighborhood. It is anticipated to be an economic benefit to the area as it is an improvement to the modest and well-maintained neighborhood.

Regarding the request to allow a proposal with a floor area greater than 1,825 square feet, while only providing a one-car garage, staff finds that the applicant is proposing an extensive remodel to the lower floor, removing more than 50% of the existing walls. Therefore, the applicant is able to redesign the proposal to accommodate a second car garage. Additionally, when a project consists of removing more than 50% of the walls, the property loses the existing grandfather rights requiring it to be brought up to current standards. Specifically, the current garage is set back approximately 11'-0" from the front property line, not in compliance with the current 15'-0" setback requirement. Since the proposal entails demolition of more than 50% of the existing walls, the existing garage must be revised to comply with the setback requirements which are 15'-0" from the front property line and 20'-0" from the edge of the sidewalk. A variance will be required to maintain the garage at its current location and the required findings to approve a variance cannot be made since the subject property is able to accommodate a garage with the required setback. As such, staff recommends that the applicant revise the plans to meet the front setback requirement.

Pursuant to the City's Zoning Code, the Commission shall grant the use permit if it makes the following findings (required findings are in **bold** followed by staff's analysis). Staff can only recommend approval of the proposed project with the condition that a second car garage be added or that the addition be reduced to meet the parking requirement, and that the garage be set back to meet the current setback requirement. As such, staff recommends that the applicant redesign the proposed project to include a second car garage or reduce the size of the addition to less than the 1,825 square feet guideline. Staff's analysis is based on this recommendation.

**1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also be constructed with sufficient distance from the side property lines to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

**2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a low-density residential neighborhood. With the condition that a second car garage be provided, on-street parking in the neighborhood area should not be negatively impacted since a two-car garage will be designed to meet the property's off-street parking needs. Furthermore, the condition to set the garage back 20' will allow for additional onsite parking.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

**3. The proposed development will be consistent with the general plan.**

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The addition has been designed with the highest quality by incorporating architectural details to the proposed structure to add interest to the building. New wood trims are proposed on all windows and doors which will ensure consistency throughout the new structure. A 12" wide decorative band is proposed on the side elevations to break up the two story walls, and a wrought iron railing is proposed on the rear balcony. All these features add to the character of the structure and ensure that the development will be developed with the highest quality design and construction.

Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story Traditional style home, with stucco finish and composition shingle roofing with a front porch surrounded by a wooden railing is similar to other traditional style homes, complements the ranch style homes found in the immediate neighborhood. Therefore, it should be an economic benefit to the area.

San Bruno General Plan designates the property as single-family residential and the proposed addition to the structure is consistent with the residential general plan designation. The home's design will

accommodate a single family only and no portion is intended as a second unit.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property adjacent to the left (south) since the structure will meet the minimum side setback requirement and maintain sufficient distance from the property adjacent to the south. The proposed structure will not interfere with the light and air on the property adjacent to the right (north) since the residence adjacent to the right is a two-story structure, similar in mass as the proposed structure. Therefore the proposed structure will not tower over the adjacent residence to the right. The proposed structure is set back 44' from the rear property line. Therefore, it will not impact the property to the rear. Overall, the structure is remaining well below the maximum height limit of 28 feet and the roof design incorporates hip roofs, which create less shadow on adjacent properties due to their sloped design.

The proposed structure is similar in scale with the two story residence adjacent to the right and other two story homes found in the immediate neighborhood. The second story was designed with articulation, similar to the other two story homes on Cherry Avenue.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The front elevation is articulated with varying wall planes, which breaks up the apparent mass of a two-story structure and better integrates the two-story structure with the surrounding single story residences. The roof design consists of various hip roofs, a design that is found on other homes in the vicinity.

The applicant proposes to finish the structure with stucco and composition shingle roof material, which are finished materials utilized on the surrounding homes. The applicant is also proposing a wood railing around the front porch, a feature found in other homes.

In order to break up the side walls, the applicant is proposing a 12" wide decorative band between the first and second story. This architectural feature will break up the two story walls and provide articulation to the proposed structure as viewed from the adjacent properties.

The construction of the addition will benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement not only to the subject property, but also have a beneficial impact on adjacent property values as well.

- 6. The proposed expansion complies with applicable off-street parking standards of the zoning**

**ordinance.**

The proposed expansion does not comply with the parking guideline in that the proposed structure is larger than 1,825 square feet in size and only provides a one-car garage, while structures larger than 1,825 square feet in size are required to provide two-car garage spaces. With the condition to redesign the proposed project to include a second car garage or to reduce the size of the proposed addition, the project will comply with the off-street parking standards. Furthermore, the requirement for a standard garage setback will allow for additional onsite parking.

**Recommendations**

- Revise the plans so the existing garage meets the minimum front setback requirements. The garage must be setback 15' from the front property line and 20' from the edge of the sidewalk.
- Revise plans to include a second car garage or reduce the size of the addition so the gross floor area excluding the garage is less than 1,825 square feet.

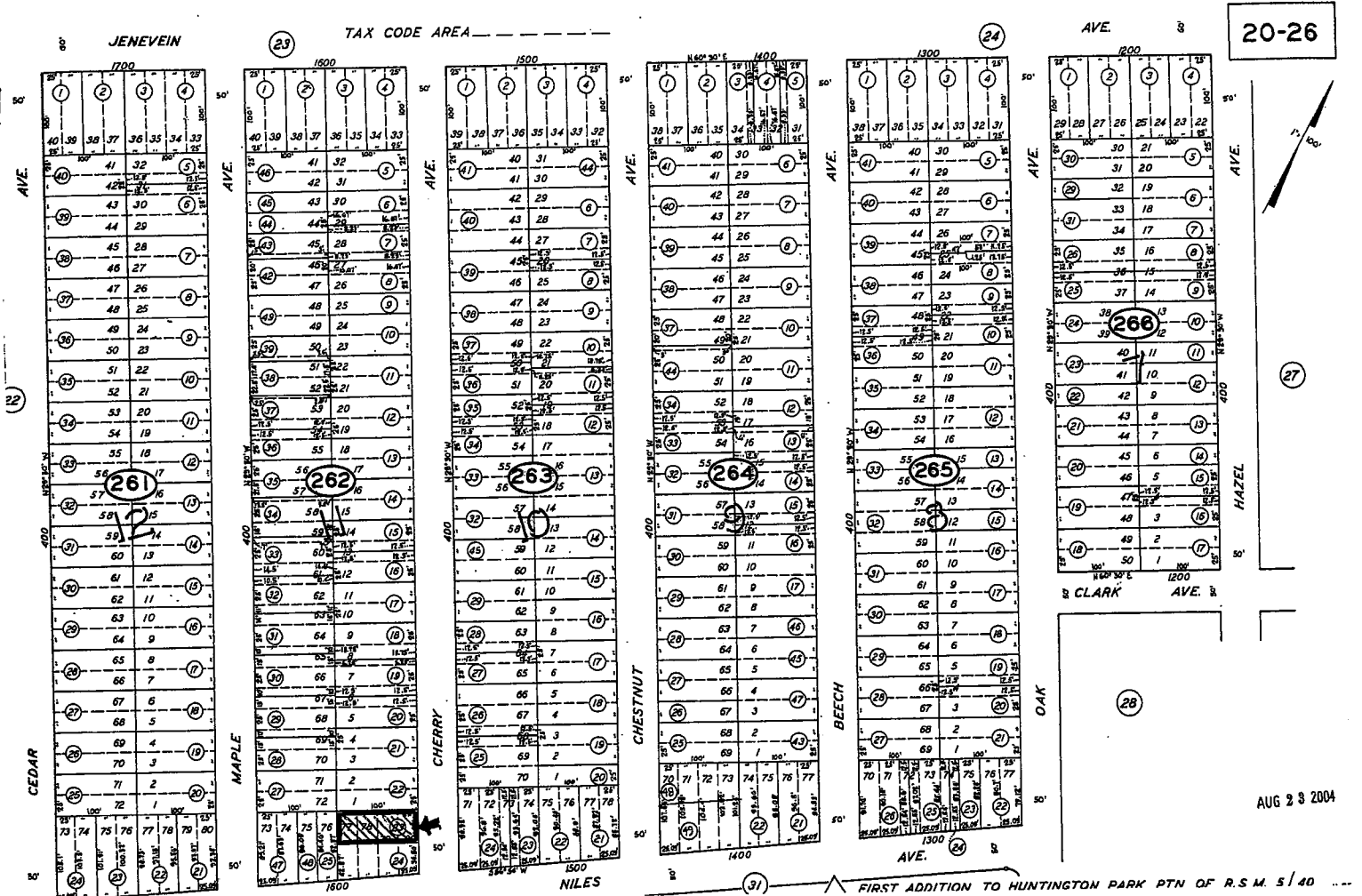
**FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and is consistent with the permitted uses of a low-density residential neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains larger setbacks than the minimum required by code.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. With the condition to redesign the proposed project to include a second car garage or to reduce the size of the proposed addition, the project will comply with the off-street parking standards.

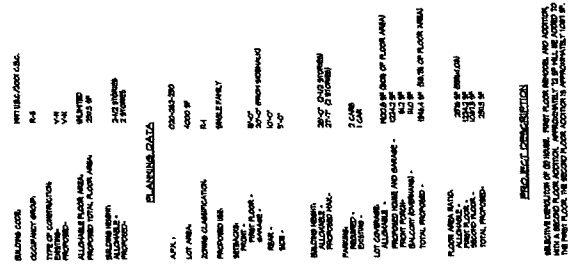
405 Cherry Avenue UP-06-07  
ARC Agenda Item #3  
June 29, 2006 – Page 7

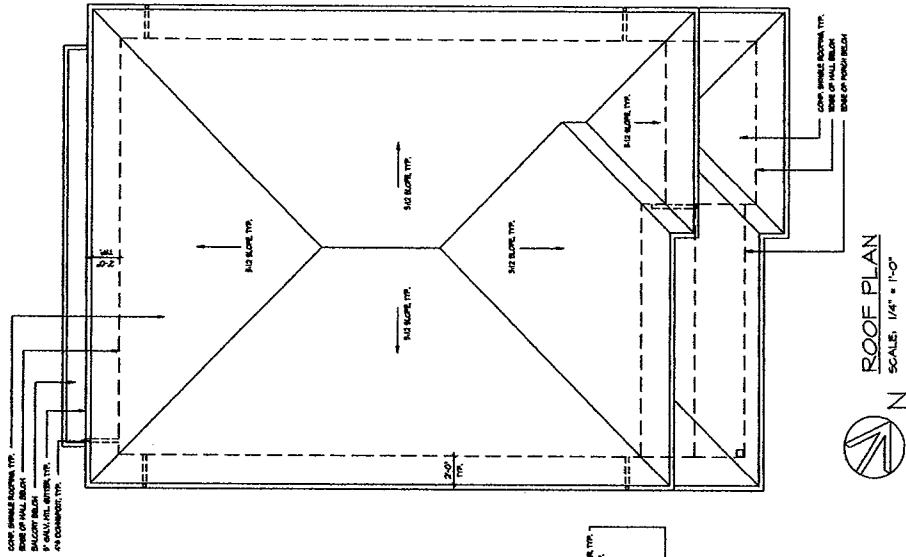
Submitted on 6/26/06 by:

Beilin Yu  
Associate Planner

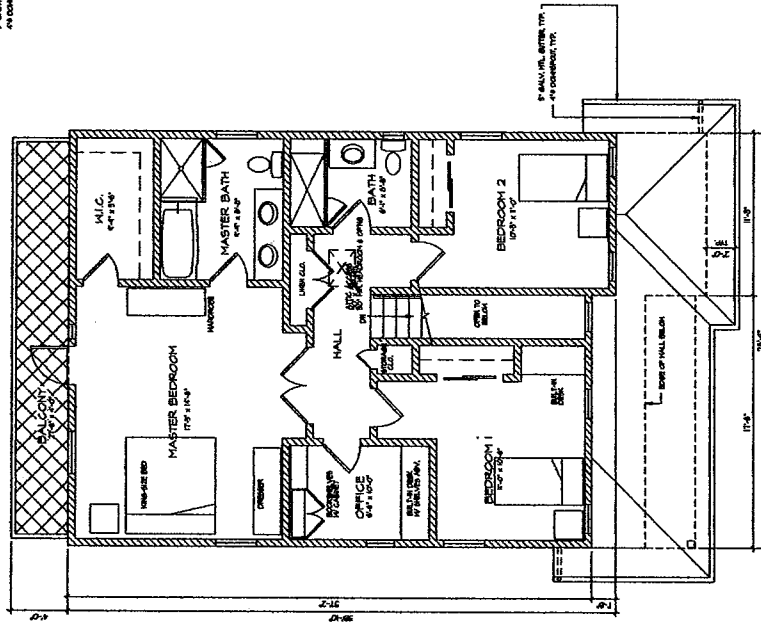


405 Cherry Avenue  
 020-262-230  
 UP-06-07

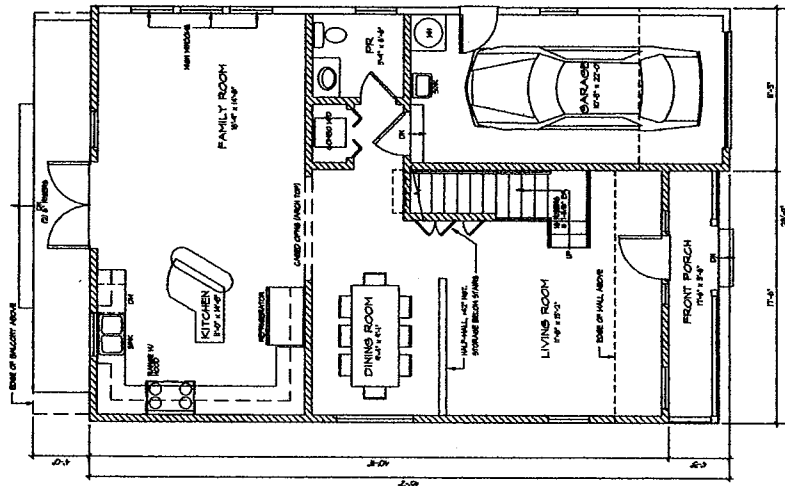




ROOF PLAN  
SCALE, 1/4" = 1'-0"



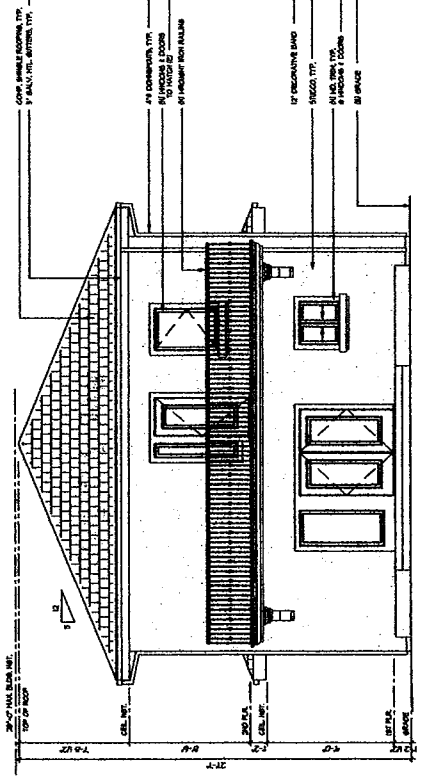
**SECOND FLOOR PLAN** 1087.5 SF  
SCALE: 1/4" = 1'-0"



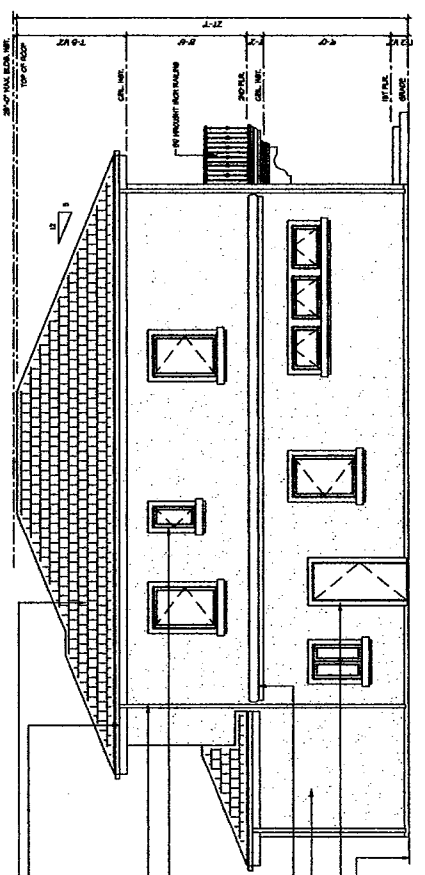
FIRST FLOOR PLAN 1224.2 SF  
SCALE: 1/4" = 1'-0"

EXISTING WALL	NEW WOOD STUD

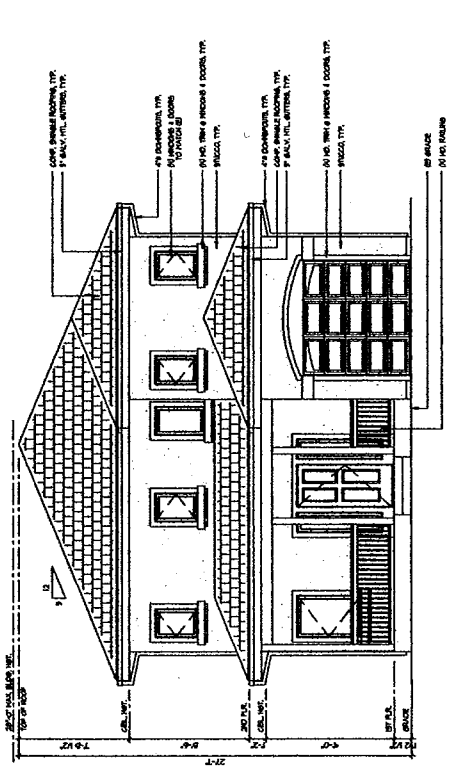
**SOUTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0"



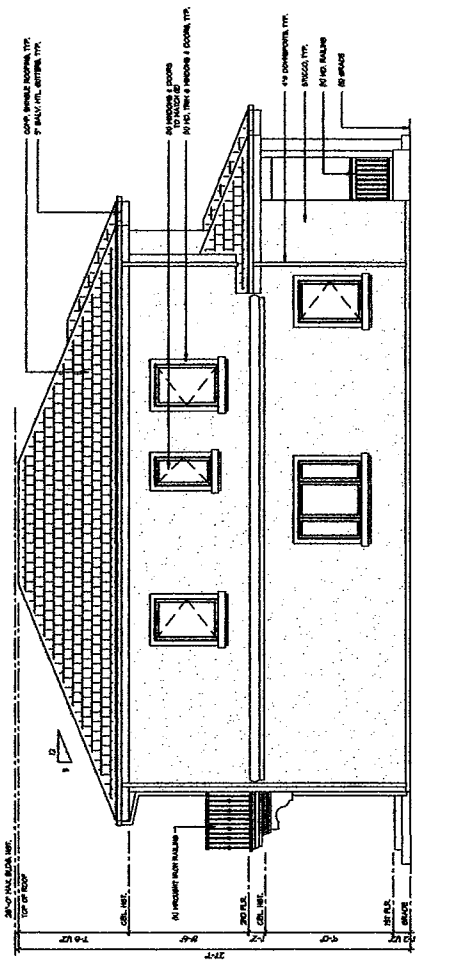
**NORTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0"

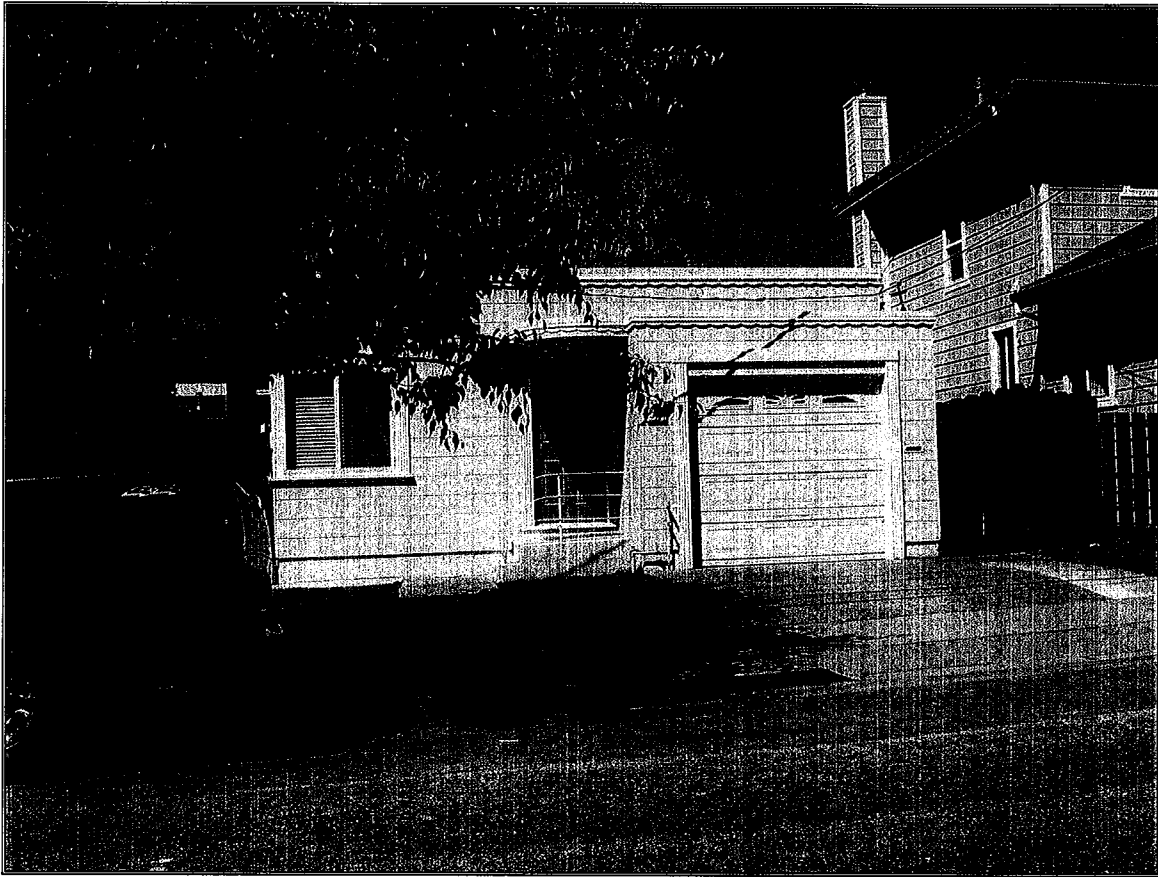


PEREZ RESIDENCE  
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DATE: 08/04/03  
DRAWN BY: JH  
DATE: 2/2/03  
FILE NO: 20250-3  
SHEET: 12

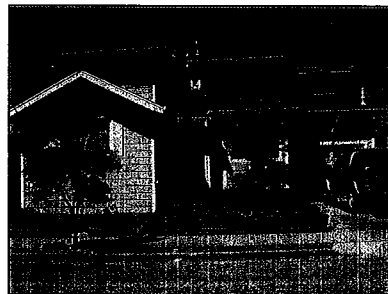
EXHIBIT C: Photos



Subject Residence – 405 Cherry Avenue (020-262-230)



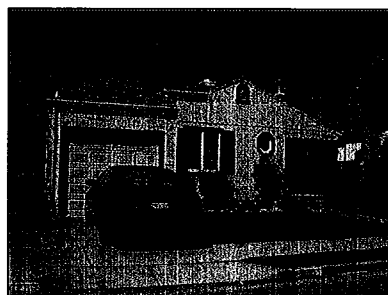
401 Cherry Avenue (020-262-240)



409 Cherry Avenue (020-262-220)



421 Cherry Avenue (020-262-210)



425 Cherry Avenue (020-262-200)



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Perry Petersen  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 4  
June 29, 2006**

**PROJECT LOCATION**

1. Address: 2246 Kingston Avenue
2. Assessor's Parcel No: 019-072-280
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A:** Site Location  
**B:** Site Plan, Floor Plans, and Elevations  
**C:** Photos

**REQUEST**

Request for a Use Permit and a Minor Modification to allow the construction of an addition which exceeds the 44% lot coverage guideline and encroaches into the required side yard setbacks per Section 12.200.030.B.3 and 12.120.010.B of the San Bruno Zoning Ordinance. Michael and Louise Lagarrigue (Owners/Applicant) **UP-06-11, MM-06-04**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-11 and Minor Modification 06-04 to the Planning Commission with a positive recommendation, subject to the suggested revisions.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the north side of Kingston Avenue, east of Crestmoor Drive and west of Trenton Drive, in the Crestmoor Park Subdivision. This is an irregular-shaped lot with a total lot size of 5,916 square feet.

The existing residence is 2,739 square feet in size, including 3-bedrooms and 3-bathrooms with an attached two-car garage. No additional garage space is proposed. The living area on the first floor is 1,962 square feet, the living area above the garage is 418.50 square feet and the garage is 358.50

square feet.

## **SURROUNDING LAND USES**

North: Charleston Avenue - R-1 Zone, single-family residences

South: Essex Court - R-1 Zone, single-family residences

East: Trenton Drive - R-1 zone, single family residences

West: Crestmoor Drive - R-1 zone, single-family residences

## **PROJECT INFORMATION**

The proposed project includes a 247 square foot one-story addition located to the rear of the existing garage and to the east side of the existing residence. Specifically, the applicant is proposing to add a family room to the existing residence. In terms of interior remodel of the existing floor plan, the applicant is proposing to remove an existing wall in the breakfast area to access the family room and add a new door to access the side yard from the garage.

If approved and constructed, this would be a 3-bedroom and 3-bathroom residence, with a total living area of 2,627.5 square feet, 172.5 square feet less than the 2,800 square foot guideline to require a three-car garage.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
<b>Land Use</b>		R-1, Single Family Res.	R-1, Single Family Res.	Same
<b>Lot Area Min</b>		5,000	5,916	Same
Adjustment Factor		1.0	0.94	Same
Adjusted Lot Area		5,000	5,561	Same
<b>Lot Coverage Max.</b>		Max. 2,447*	2,320.5	2,567.5
Lot Coverage %		44%	42%	46%
<b>Gross Floor Area</b>		Max. 3,058*	2,739	2,986
Floor Area Ratio		0.55	.49	.54
<b>Building Setbacks</b>	Front	Min. 15'	15'	15'
	Rear	Min. 10'	29'	29'
	East Side	Min. 5'	3'	3'
	West Side	Min. 5'	4'	4'
<b>Building Height</b>		Max. 28'	22'-6"	22'-6"
<b>Covered Parking</b>		2 covered spaces	2 covered spaces	2 covered spaces

## **Square Footage Breakdown:**

	First Floor	Second Floor	Garage	Total
Existing	1,962	418.5	358.5	2,739
Proposed	247	-	-	247
Total	2,209	418.5	358.5	2,986

## **ANALYSIS AND RECOMMENDATION:**

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to exceed the 44% lot coverage guideline and approval of a Minor modification to encroach into the

required side yard setback. Section 12.200.030.B.3 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes lot coverage that exceeds the restrictions of Section 12.200.050." Additionally, Section 12.120.010.A states the Planning Commission may authorize a Minor Modification for projects failing to meet the minimum side setback requirements by not more than two feet. The total lot coverage on the subject property after the addition is built will be 2,567 square feet, which is 46% of the adjusted lot area of 5,561 square feet. The addition is proposing a 3'-0" setback from the west side property line, a 3'-6" east side yard setback and a 4'-4" west side yard setback. All setbacks fail to meet the required 5'-0" side yard setbacks but not by more than 2'-0".

#### Use Permit

Pursuant to the City's Zoning Code, the Planning Commission shall grant a Use Permit only if it makes a finding that the establishment, maintenance or operation of the use applied for meet the following criteria: (required finding in **bold** followed by staff's analysis).

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the conditions that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition is proposed to be a single addition, therefore not towering over the adjacent residences. Although the proposal includes a request for a Minor Modification approval to allow a reduced setback, the addition will still maintain sufficient setback for fire safety. The addition is proposed with only two small windows on the side elevation maximizing the adjacent property's privacy, and will be kept as a single story, minimizing shadow impact on the adjacent property and both architectural consideration to ensure the adjacent neighbor's comfort.

- 2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The addition is proposed at the rear of the existing garage, with finished materials matching the existing finished materials and a roof design consisting of a gable roof which will help blend the addition into the existing home. The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff finds that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

- 3. The proposed development will be consistent with the general plan.**

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The addition will be aesthetically sensitive to the surrounding environment since the addition respects the character of the neighborhood and the finished materials and architectural features

will be complementary to the existing character of the neighborhood. Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods."

The San Bruno General Plan designates the property as single-family residential. The subject residence contains a room above the garage, which was approved in 1965 and in which a bathroom was added in 2000. The 2000 approval restricted the use of the upstairs room as a rumpus room and not a bedroom and restricted the property for single-family use only. This room is accessed from a stairway from the garage, which can easily be used as a second unit. Staff is proposing a similar condition of approval, restricting the residence to accommodate a single family only and not a second unit.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The addition will not unreasonably restrict or interfere with light and air on the properties in the neighborhood since the addition will remain a single story and be well below the maximum 28' height limitation. The proposed structure will be consistent with the scale of the neighborhood in that the proposed structure will comply with the floor area ratio guidelines, and the front façade of the proposed structure will not be altered. Therefore it will still be consistent with the scale and design of the neighborhood.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The general appearance of the proposed structure will be in keeping with the character of the adjacent residences and neighborhood. The applicant is proposing to finish the addition with stucco, matching the existing finished material. The roof material is proposed to be composition shingle, the same roof material as the existing home. The general appearance of the existing home is in keeping with the character of the neighborhood in that the finished materials are complementary to the finished materials found on the adjacent residences. Furthermore, the addition is proposed at the rear of the existing residence and not visible from the street, therefore not detrimental to the orderly and harmonious development of the city.

- 6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains an attached two-car garage. The proposal does not call for an expansion of the garage facilities. Because the total living area (excluding the garage) is 2,627.5 square feet and the application does not exceed the City's 2,800 square foot parking guideline for expanded off-street parking facilities, the existing home provides adequate parking space.

### Minor Modification

Pursuant to the City's zoning code, the minimum required side yard setback is 5'-0" unless a Minor Modification can be approved to allow a setback reduction of not more than 2'-0" of the side yard setback. The Minor Modification shall only be approved if the Planning Commission can make the following two required findings: (required finding in **bold** followed by staff's analysis)

**1. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood**

The applicant is proposing to construct the addition to the rear of the existing garage where it will not be visible from the street. Therefore, staff finds that the granting of the minor modification will not alter the general appearance of the residence and it will be in keeping with the character of the neighborhood.

**2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.**

The addition is designed as a single story addition with only two small windows on the east elevation, therefore not creating significant shadow or privacy impact on the adjacent property. These architectural design considerations reduce the potential impact of the addition to the adjacent neighbor and provide for the maximum enjoyment of their property. As such, staff determined that the reduced setback will not be detrimental to the adjacent property.

The addition is designed well and will have a positive impact from all elevations. Based on the discussion above, staff supports the approval of the minor modification to allow the reduced side yard setbacks in lieu of the 5'-0" side yard setback based on a determination that it will not be detrimental to the adjacent real property, and will be in keeping with the character of the neighborhood.

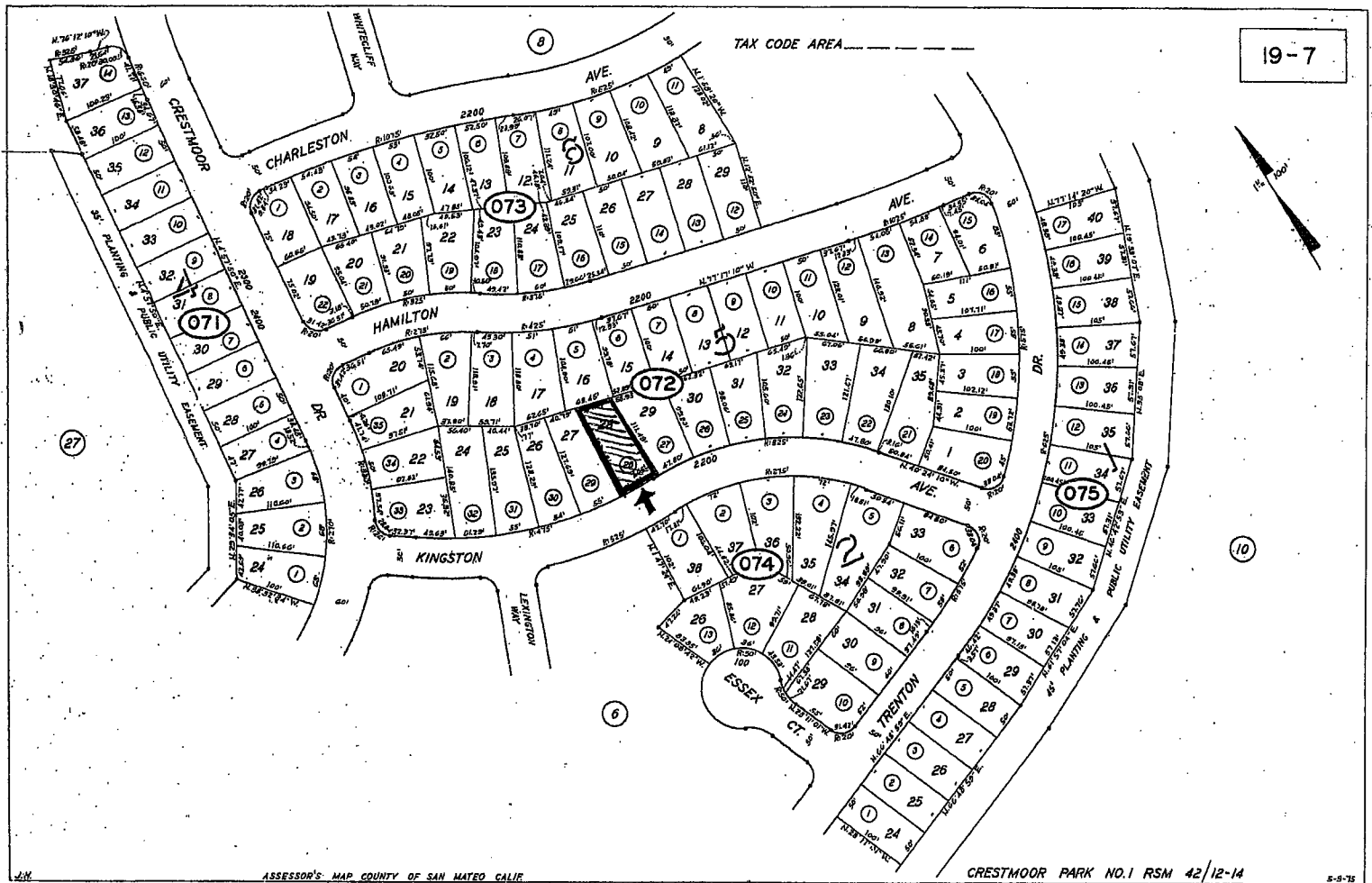
### FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or

impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains a larger setback than the minimum required by code.

5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion has provided an attached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.
7. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood through similar materials and will be to the rear of the property which will be out of sight from the street of access.
8. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property as the addition will still meet minimum setback requirements on the sides of the property.

Prepared by:  
Beilin Yu  
Associate Planner

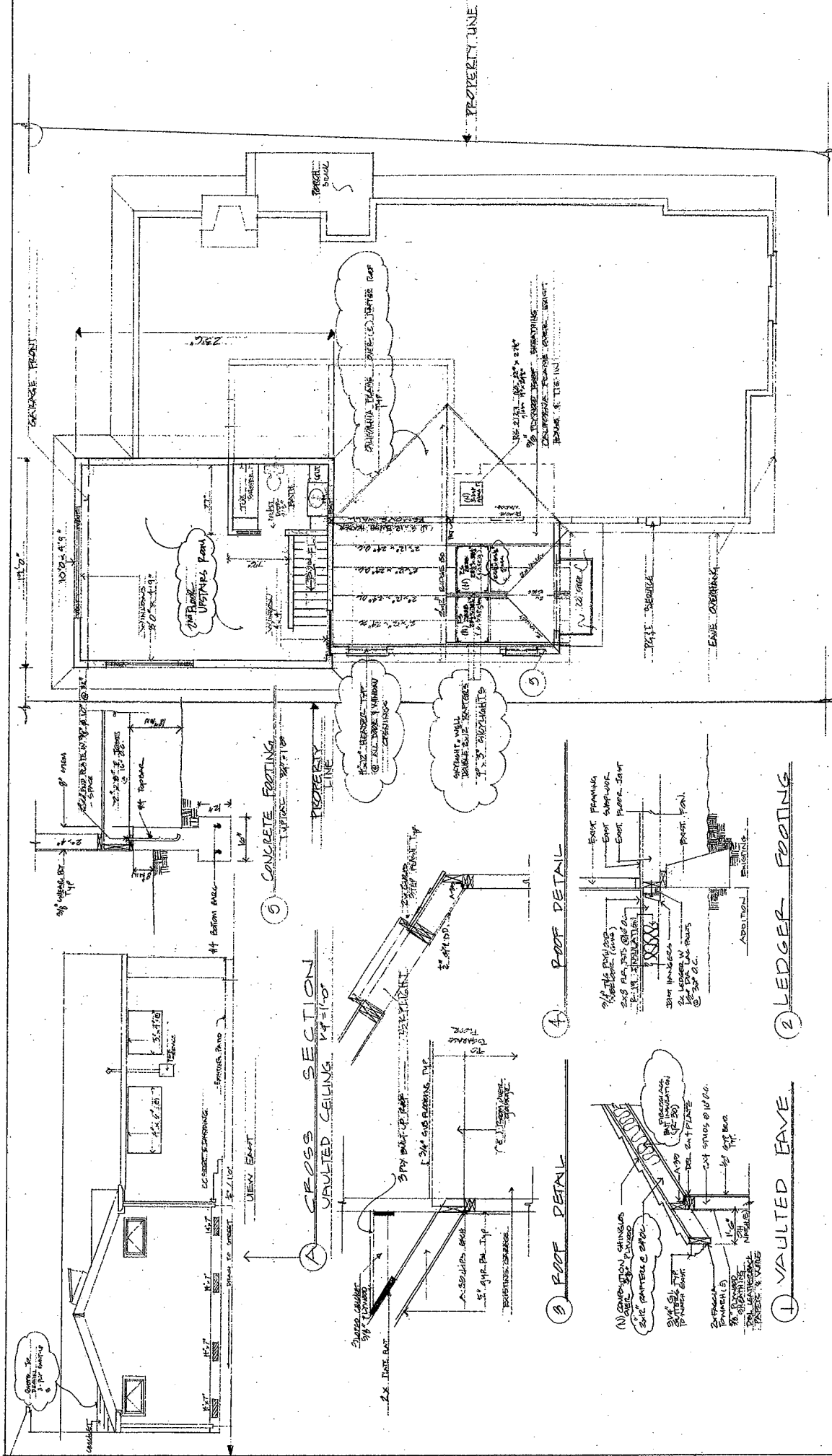


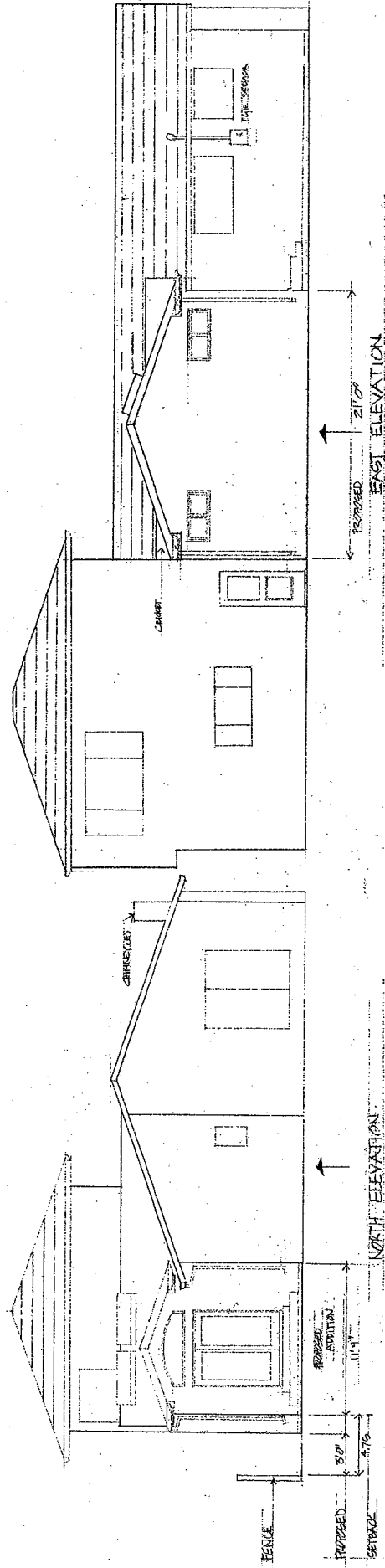
**2246 Kingston Avenue**  
**019-072-280**  
**UP-06-11; MM-06-04**

EXHIBIT A









OWNER: MR. & MRS. MIKE LAGARQUE

2246 SAN JUAN AVENUE

SCALE: 1/4" = 1'-0"

ELEVATIONS NORTH EAST

PAGE 4 OF 4

## EXHIBIT C: Photos



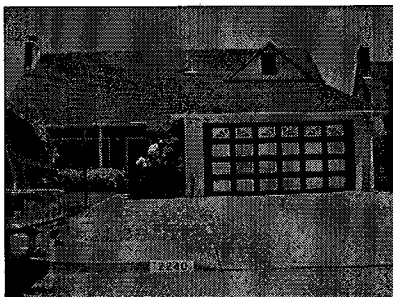
Subject Residence – 2246 Kingston Avenue (019-072-280)



2260 Kingston Avenue (019-072-300)



2250 Kingston Avenue (019-072-290)



2240 Kingston Avenue (019-072-270)



2236 Kingston Avenue (019-072-260)



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Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE  
STAFF REPORT  
AGENDA ITEM NO. 5  
June 29, 2006**

**PROJECT LOCATION**

1. Address: 649 Sixth Avenue
2. Assessor's Parcel No: 020-173-050
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential
5. Property is located in San Bruno Redevelopment Area

**EXHIBITS**

- A: Site Location  
B: Site Plan, Floor Plans, and Elevations  
C: Photos

**REQUEST**

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Rafael Gutierrez (Owner/Applicant) **UP-06-18**

**RECOMMENDATION**

Staff recommends that the Architectural Review Committee forward Use Permit 06-18 to the Planning Commission with a positive recommendation, subject to the suggested revisions.

**ENVIRONMENTAL ASSESSMENT**

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

**EXISTING CONDITIONS**

The subject property is located on the west side of Sixth Avenue, south of Pine Street and north of East Angus Avenue, in the Belle Air Park Subdivision. This is a rectangular-shaped lot with a total lot size of 3,750 square feet.

The existing residence is 1,190 square feet in size, including 2 bedrooms and 1 bathroom with an attached one-car garage. The living area is 915 square feet and the garage is 275 square feet.

## **SURROUNDING LAND USES**

North: Pine Street - R-1 Zone, single-family residences  
 South: East Angus Avenue - R-1 Zone, single-family residences  
 East: Seventh Ave - R-1 Zone, single-family residences  
 West: Fifth Avenue - R-1 Zone, single-family residences

## **PROJECT INFORMATION**

The proposed project includes a second story addition located above the footprint of the existing residence. Specifically, the first story addition is proposed to be 502 square feet and the second story addition is proposed to be approximately 537 square feet, for a total addition of 1,039 square feet.

On the first story, the interior remodel consists of adding a stairway within the existing living room to access the new second story and remodeling the front entry porch. The new second floor will accommodate a new living room, two new bedrooms and one new bathroom. If approved and constructed this would be a 4-bedroom, 2-bathroom home.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
<b>Land Use</b>		R-1, Single Family Res.	R-1, Single Family Res.	Same
<b>Lot Area Min.</b>		5,000	3,750	Same
Adjustment factor		1.0	1.08	Same
Adjusted Lot Area		5,000	4,050	Same
<b>Lot Coverage *</b>		Max. 1,782	1,248	1,351
Lot Coverage %		44%	31%	33%
<b>Gross Floor Area *</b>		Max. 2,227.5	1,190	2,047
Floor Area Ratio		0.55	0.25	0.51
<b>Building Setbacks</b>	Front	Min. 15'	15'	15'
	Rear	Min. 10'	30'	30'
	North Side	Min. 3'-9"	5'	5'
	South Side	Min. 3'-9"	6'-2"	6'-2"
<b>Building Height</b>		Max. 28'		
<b>Covered Parking</b>		1 covered space	1 covered space	1 covered space

### Notes:

- Lot coverage and floor area calculations are based on the adjusted lot area (4,050 square feet)
- On any substandard lot which qualifies as a building site, the width of each side yard may be reduced to ten percent (10%) of the width of such parcel, but in no case less than 3 feet.

### **Square Footage Breakdown:**

	First Floor	Second Floor	Garage	Total
Existing	915	-	275	1,190
Proposed	-	857	-	857
<b>Total</b>	<b>915</b>	<b>857</b>	<b>275</b>	<b>2,047</b>

### **ANALYSIS AND RECOMMENDATION:**

This proposal requires approval for a Use Permit to allow the construction of an addition, which proposes to increase the floor area by more than 50%. Section 12.200.030.B.1 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." The applicant is proposing an 857 square foot addition to a 1,190 square foot residence, a 72% expansion.

The applicant has designed the home to meet all residential addition guidelines except for the expansion of more than 50%. Architecturally, the applicant is proposing a two-story Mediterranean style home, with stucco columns around the new entry porch, stucco finish with a stone veneer base. Staff supports this design because although the design is atypical in this neighborhood, it should be an economic benefit to the landscape of the area. All of the features should be an improvement to the modest and well-maintained neighborhood, which is comprised of eclectic, craftsman-style homes.

Staff has concerns in regards to the proposed rear exterior stairway which leads from the rear yard to the proposed second story balcony. This exterior stairway could serve as a separate entrance to the new second floor and the second floor could be converted into a second unit. Without the exterior stairway the only way to access the second floor will be through the proposed interior stairway within the existing living room. Staff does not have a concern in regards to the proposed second story balcony. The rear balcony serves as an architectural feature complementary to the design of the proposed structure.

Pursuant to the City's Zoning Code, the Commission shall grant the use permit if it makes the following findings (required findings are in **bold** followed by staff's analysis):

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed structure will also be constructed with sufficient distance from the property lines to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a low-density residential neighborhood. With the given proposal for expansion, on-street parking in the neighborhood area should not be negatively impacted since a two-car garage has been designed to meet the property's off-street parking needs.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the

property and by its conformance to all of the regulations as set forth in the zoning ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Staff finds that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

**3. The proposed development will be consistent with the general plan.**

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." The addition has been designed with the highest quality by providing articulation in the front roof design to add interest to the residence's architectural character and by adding an architectural feature between the first and second story addition to break up a two-story wall. As such the development will be developed with the highest quality design and construction, and the proposed project will be consistent with the City's General Plan Goal 3.

Furthermore, Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The addition is proposed with finished materials which are finished materials found in the immediate neighborhood.

The San Bruno General Plan designates the property as single-family residential and the proposed addition to the structure is consistent with the residential general plan designation. With the condition that the proposed exterior stairway be eliminated, the home's design will accommodate a single family only and no portion is intended as a second unit.

**4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood since the structure will maintain a larger distance from the property lines than the minimum rear and side setback requirements, as well as remaining well below the maximum height limit of 28 feet. The roof design also incorporates hip roofs, which create less shadow on adjacent properties due to their sloped design.

**5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The front elevation is articulated with varying wall planes, which breaks up the apparent mass of a two-story structure and better integrates the two-story structure with the surrounding single story residences.

The applicant proposed to finish the structure with stucco and composition shingle roof material, which are finished materials utilized on the surrounding homes. The applicant is also proposing a stone veneer base and although this finished material is not very common in the neighborhood, it will enhance the architecture of the residence and add interest to the new structure.

In order to break up the side walls, staff recommends that the applicant add a roof extension between the first and second story. This architectural feature will break up two story walls and provide articulation to the proposed structure as viewed from the adjacent properties.

The construction of the addition will benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement not only to the subject property, but also have a beneficial impact on adjacent property values as well.

**6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains an attached one-car garage and the proposal does not call for an expansion of the garage facilities. Because the total living area (excluding the garage) is 1,772 square feet, the application does not exceed the City's 1,825 square foot parking guideline for expanded off-street parking facilities. Additionally, the driveway is approximately 20'-0" deep and 18'-6" wide, wide enough to provide two additional off-street parking spaces.

**Recommendations**

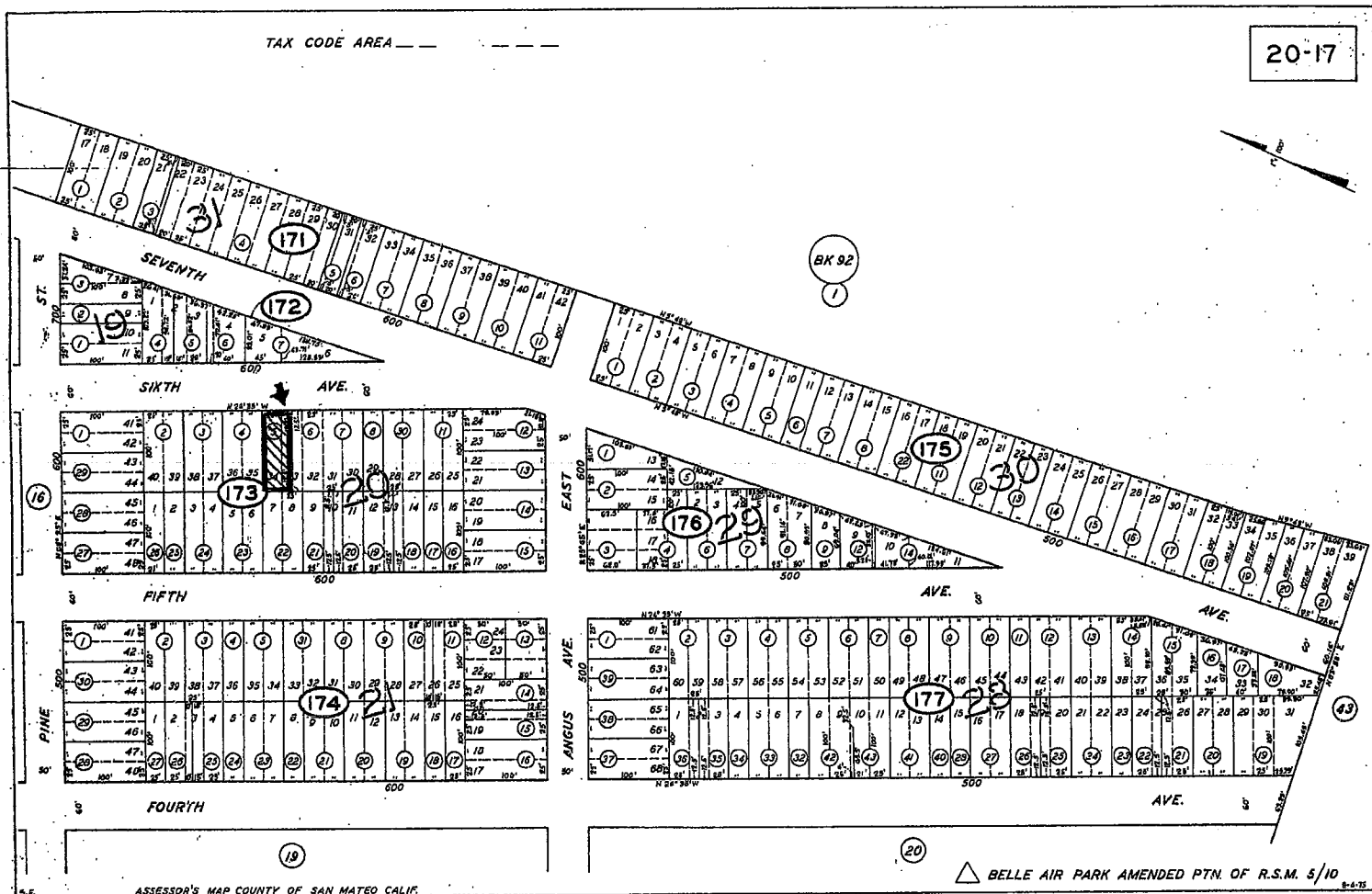
- Remove the proposed rear exterior stairway. Rear balcony can be expanded to provide architectural interest to the rear elevation.
- Verify the lot depth. Assessor's parcel map indicates that the lot is 100' deep and site plan indicates that the lot is 105' deep.
- Add a roof eyebrow on the side elevations, between the first and second story to break up the two story walls as viewed from the adjacent properties.

**FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single

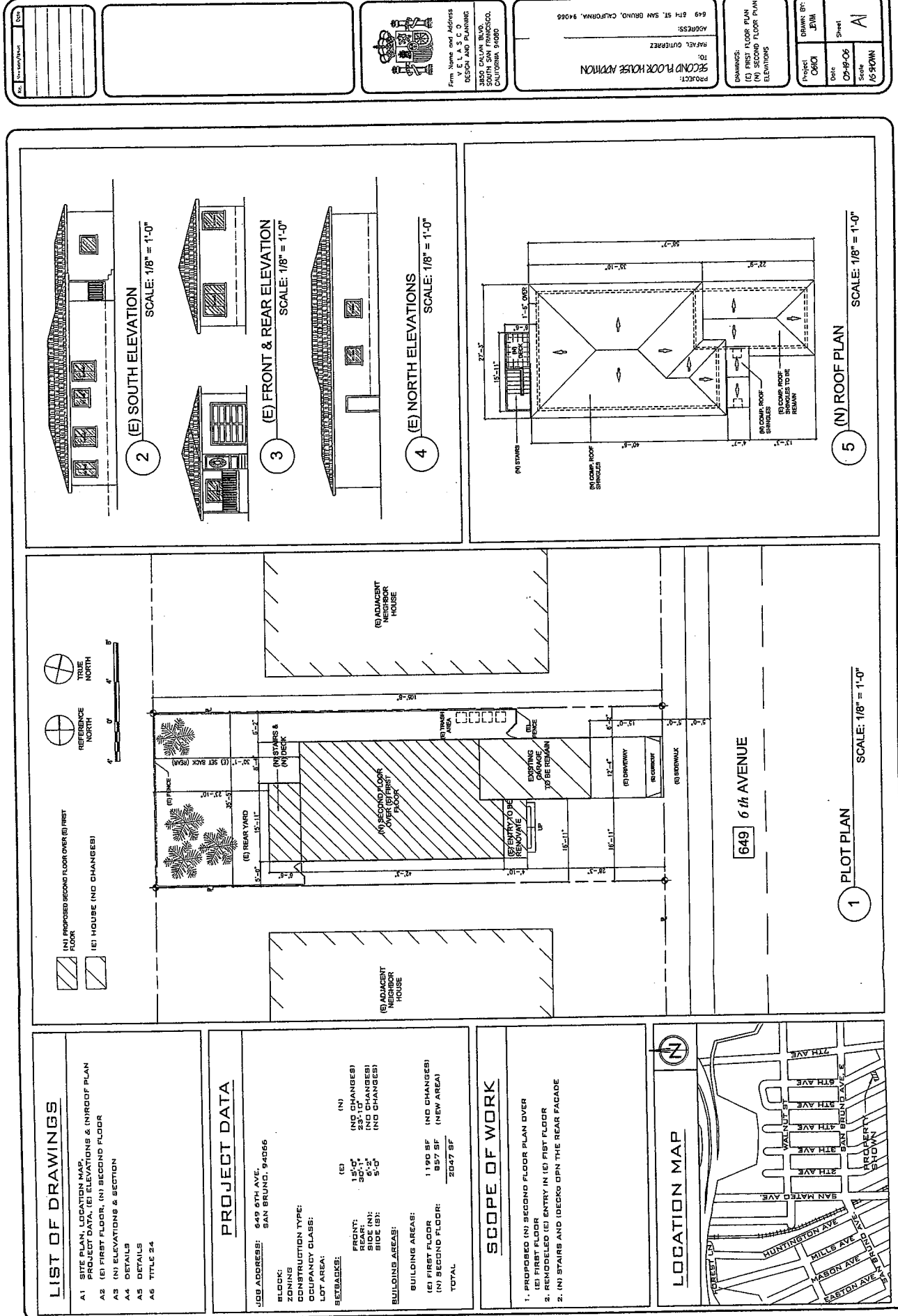
family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.

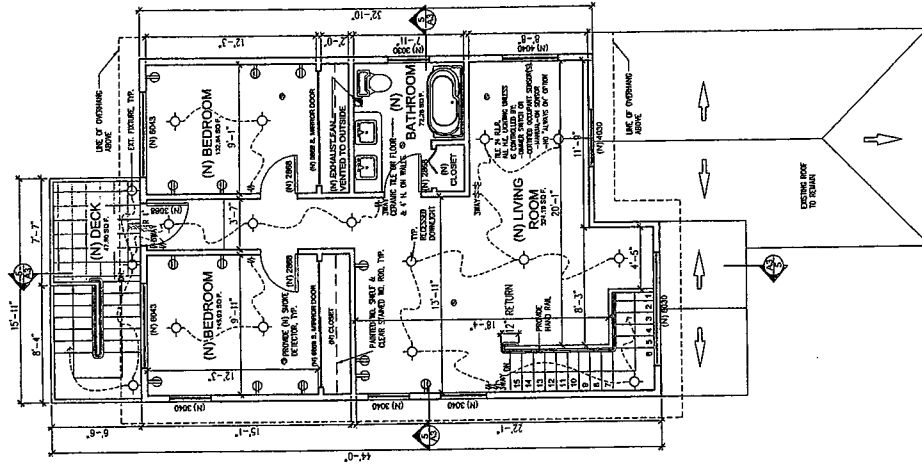
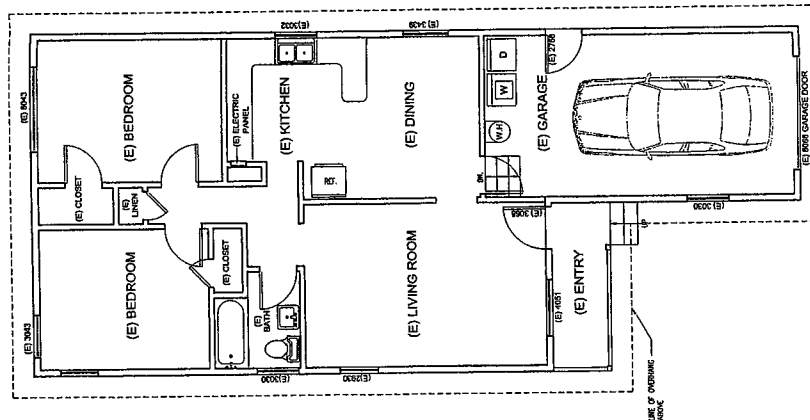
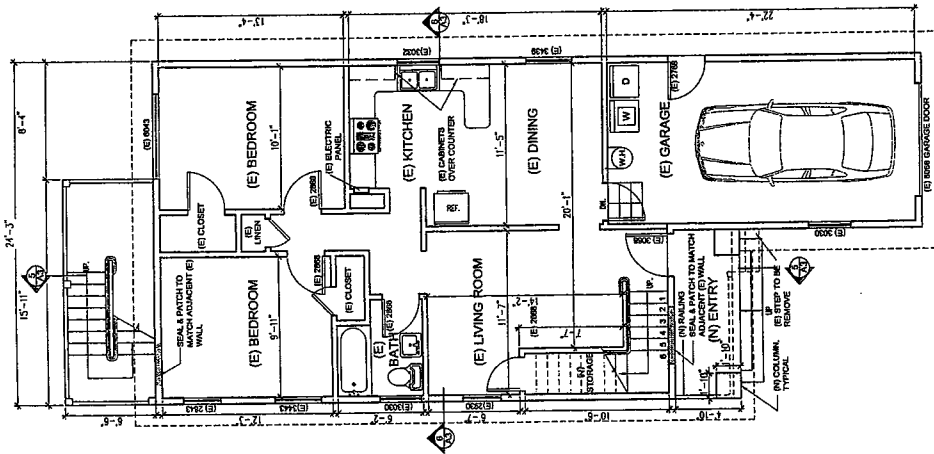
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains a larger setback than the minimum required by code.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion has provided a detached one-car garage which complies with applicable off-street parking standards of the zoning ordinance.

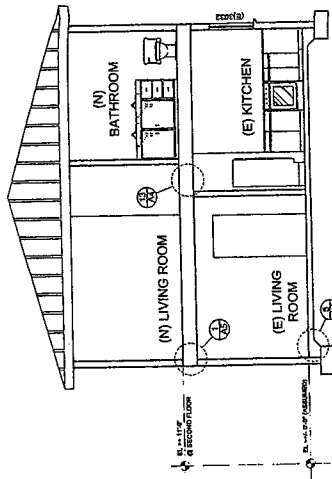


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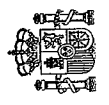
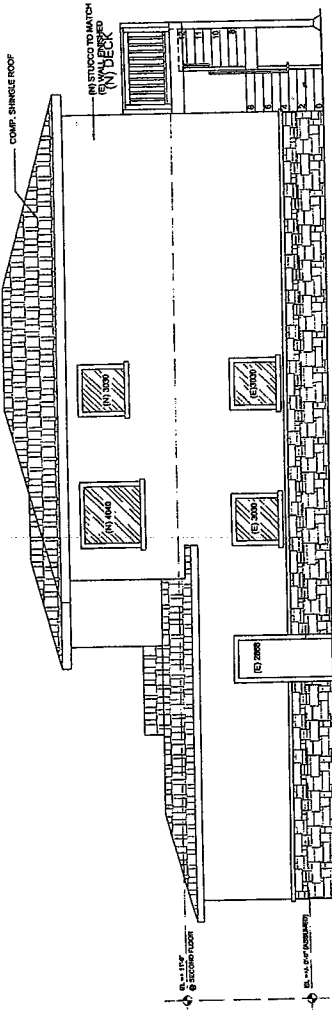
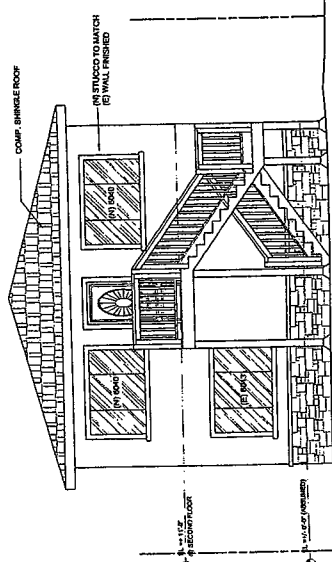
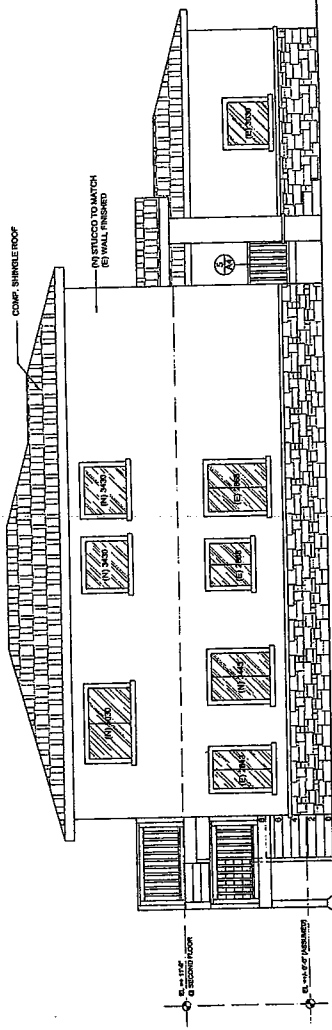
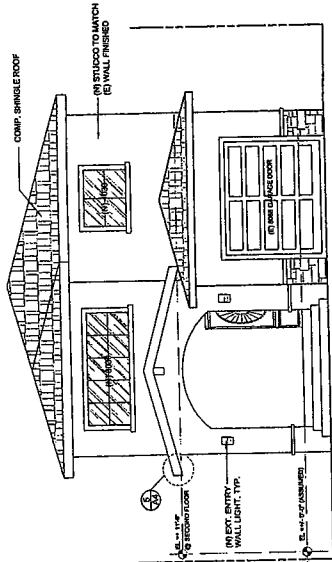
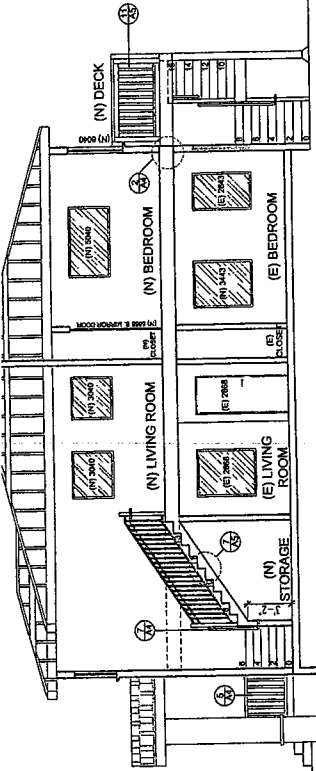
EXHIBIT A







- NOTE:
1. EX. ENTRY WALL LIGHT. (BAND WOOD INDUSTRIES SANDPOINT, DAND MODEL FPM SERIES.
  2. ROOF DRAINS SHALL DISCHARGE AND DRAIN AWAY FROM THE BUILDING FOUNDATION TO AN UNIMPEDED AREA WHEREVER POSSIBLE.
  3. LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES TO AVOID ADVERSE EFFECTS.
  4. REFER TO STRUCTURAL DRAWINGS FOR FINAL INFORMATION ABOUT REINFORCEMENT AND ATTACHMENTS.



For Name and Address  
JESSE CALAN RIV.  
SOUTH SAN FRANCISCO,  
CALIFORNIA 94080

PROJECT:  
SECOND FLOOR HOUSE ADDITION  
101  
RAFAEL CORTES  
649 6TH ST. SAN BRUNO, CALIFORNIA 94066

DRAWINGS:  
(N) ELEVATIONS &  
SECTIONS

Project	0610	Drawn By	JVM
Date	05-09-06	Sheet	A3
Scale	1/4"=1'-0"		